

Units	Address	City	Year Built	
5	228 N. Orange Ave., Rialto	Rialto	2017	
Price	Cost/Unit	Bldg. Sq. Ft.	Cost/Ft.	Lot Sq. Ft.
\$2,200,000		6225	\$353	14,000
Down Payment	Percent			
\$2,200,000	100%			
Loan Amount	Monthly Debt	Terms		
ANNUAL OPERATING DATA		ACTUAL		MARKET
Rental Income (GSI)		\$ 157,576	\$ 193,576	
Vacancy	3%	(4,727)	3%	(5,807)
Effective Rental Income		\$ 152,849	\$ 197,184	
Other Income		\$ -	\$ -	
Scheduled Gross Income		\$ 152,849	\$ 197,184	
Operating Expense	-33%	51,440	-30%	58,618
Net Operating Income		\$ 101,408	\$ 138,566	
Debt Service		0	0	
Pre-tax Cash Flow		<u>101,408</u>	<u>138,566</u>	
Debt Cover Ratio		#DIV/0!		#DIV/0!
CAP Rate		4.61%		6.30%
Gross Rate Multi (GRM)		13.96		11.37
SCHEDULED INCOME				
Move in	# Units	Type	Current Rents	Market Rents
	1	3 Bed 2.5 Bth	\$1,900	\$3,000
	2	3 Bed 2.5 Bth	\$1,900	\$3,000
	3	3 Bed 2.5 Bth	\$3,716	\$3,716
	4	3 Bed 2.5 Bth	\$1,900	\$3,000
	5	3 Bed 2.5 Bth	\$3,716	\$3,716
			<u>Total Monthly Income</u>	<u>\$13,132</u>
				<u>\$16,432</u>
OPERATING EXPENSE		2024		
Management		\$0	Total Expense	\$58,618
Cleaning		\$13,635		
Gardner		\$2,400	Expense Per Unit	\$11,724
Water/Trash		\$9,600		
fire Extinguisher		\$280	Expense Per Ft.	\$9.42
Fire Dept		\$250		
Property Tax	1.12%	\$24,640 (new tax)		
Insurance		\$3,961		
Trash		\$3,852		